

MINUTES OF RDA SPECIAL REGULAR MEETING – FEBRUARY 23, 2016

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, FEBRUARY 23, 2016, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN BUHLER.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler, Chair
Tom Huynh, Vice Chair
Ron Bigelow
Don Christensen
Lars Nordfelt
Steve Vincent

ABSENT: Karen Lang (Excused)

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Lee Russo, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Sam Johnson, Strategic Communications Director
Nancy Day, Parks and Recreation Department
Jake Arslanian, Public Works Department
Brandon Hill, Law Department
Jeff Jackson, CED Department
Mark Nord, CED Department
Freya Johnson, CED Department
DeAnn Varney, Administration
Pauline Davies, CED Department

_____ **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE ADOPTION
OF A PROJECT AREA PLAN AND PROJECT AREA BUDGET FOR THE
PROPOSED SOUTH REDWOOD ROAD URBAN RENEWAL AREA**

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Chairman Buhler informed a public hearing had been advertised for the Redevelopment Agency Special Regular Meeting scheduled January 23, 2016, in order for the Board to accept public input regarding the adoption of a Project Area Plan and Project Area Budget for the proposed South Redwood Road Urban Renewal Area.

Written information previously provided to the Board included the following:

Pertaining to proposed Resolution No. 16-04, a blight study revealed the existence of blight in a survey area designated by the Board of Directors of the Redevelopment Agency of West Valley City, Utah. After holding a blight hearing and receiving testimony, the Agency made a finding of blight and adopted a Resolution directing the preparation of a Project Area Plan and Budget. The Taxing Entity Committee for the Agency held a public meeting and adopted a Resolution approving the finding of blight and the Project Area Plan and Budget. The Project Area Plan would effectuate the reduction and elimination of blight; promote high quality development; and facilitate the removal or rehabilitation of blighted structures, landscaping, and infrastructure. It would also facilitate partnerships between the Agency, real property owners, and other public and private stakeholders.

Pertaining to proposed Resolution No. 16-05, the Taxing Entity Committee of the Redevelopment Agency of West Valley City, Utah, approved by Resolution a draft Project Area Budget. The Agency held a public hearing to allow public comment concerning the Budget and considered all public comment and written material presented prior to and during the hearing. Under the Budget, the Agency may collect no more than \$3,642,761 in tax increment unless duly amended in the future, with the Agency to receive 75% of tax increment generated for the 15 years following the trigger date.

Chief Executive Officer, Wayne Pyle, briefly further explained the process of establishing an Urban Renewal Area.

Proposed Resolution Nos. 16-04 and 16-05 related to the proposal to be considered by the Board subsequent to the public hearing, were discussed as follows:

Jeff Jackson, CED Department, displayed an image of the proposed area. He indicated approval had been granted by Taxing Entity Committees (TEC), including the Granite School District, the School Board, West Valley City Special Service⁴ District, and Salt Lake County.

Upon inquiry by Mr. Huynh regarding the Kmart property, Mr. Jackson advised no application had been submitted but the property had been purchased.

Chairman Buhler requested clarification regarding the next step if approval was given by the RDA and City Council.

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Brandon Hill, Law Department, explained that specific development proposals for the area would be reviewed at later dates. He also provided details on the noticing requirements and assured all had been met.

Upon inquiry, Brandon Hill, Law Department, advised regarding conversations previously had with property owners.

Mr. Christensen asked if notices had gone to people outside the area.

Mr. Hill indicated noticing within the boundary of the proposal had been sent for this meeting, but other committees had noticed outside the boundaries in the surrounding areas as well so those people also had the ability to comment and participate in discussions.

Chairman Buhler opened the public hearing.

Cindy Croonenborgh, 3780 South and 3885 South Redwood Road, addressed the Board. Ms. Croonenborgh stated she owned two pieces of property in the proposed area and never had face-to-face conversations with members of the City. She questioned when those conversations occurred and expressed concern with her properties being involved in the proposed area plan.

There being no one else to speak in favor or in opposition, Chairman Buhler closed the public hearing.

ACTION: RESOLUTION NO. 16-04, A RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH, APPROVING THE SOUTH REDWOOD ROAD URBAN RENEWAL PROJECT AREA PLAN

The Board previously held a public hearing regarding the adoption of a Project Area Plan and Project Area Budget for the proposed South Redwood Road Urban Renewal Area, and proposed Resolution No. 16-04 that would approve the South Redwood Road Urban Renewal Project Area Plan.

Upon inquiry by Chairman Buhler there were no further questions from members of the Board, and he called for a motion.

Mr. Huynh moved to approve Resolution No. 16-04, a Resolution of the Redevelopment Agency of West Valley City, Utah, Approving the South Redwood Road Urban Renewal Project Area Plan. Mr. Christensen seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairman Buhler	Yes

Unanimous.

ACTION: RESOLUTION NO. 16-05, A RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH, APPROVING THE SOUTH REDWOOD ROAD URBAN RENEWAL PROJECT AREA BUDGET

The Board previously held a public hearing, and subsequently approved Resolution No. 16-04 that approved the South Redwood Road Urban Renewal Project Area Plan. The Board considered proposed Resolution No. 16-05 that would approve the South Redwood Road Urban Renewal Project Area Budget.

Upon inquiry by Chairman Buhler there were no further questions from members of the Board, and he called for a motion.

Mr. Christensen moved to approve Resolution No. 16-05, a Resolution of the Redevelopment Agency of West Valley City, Utah, Approving the South Redwood Road Urban Renewal Project Area Budget. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairman Buhler	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Mr. Bigelow all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL REGULAR MEETING OF TUESDAY, FEBRUARY 23, 2016, WAS ADJOURNED AT 5:44 P.M. BY CHAIRMAN BUHLER.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, February 23, 2016.

Nichole Camac
Secretary